

8 DICKINSON STREET (HOUSE)
North side of Dickinson Street
Binghamton
Broome County
New York

HABS No. NY-5505

HABS
NY
4-BING
15-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MIDATLANTIC REGION, NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

HISTORIC AMERICAN BUILDINGS SURVEY

8 DICKINSON STREET (House)

HABS No. NY-550

Location: 8 Dickinson St. (north side of street)
Binghamton, Broome County, N.Y. 13905
UTM QUADRANGLE: BINGHAMPTON WEST
UTM REFERENCE: 18 424200 4661650

Present Owner: Binghamton Urban Renewal Agency (BURA)
4th Floor, City Hall
Governmental Plaza
Binghamton, N. Y. 13901

Present Occupant: Vacant, to be demolished

Significance: 8 Dickinson Street is one of 45 structures that is referred to as a Doughtsville Cottage. This group of cottages is part of a suburban housing development promoted by Walton Dwight in the mid to late 1870's. This particular structure was originally rectangular in shape but during the 1970's an addition was placed on the rear of the structure giving it an L-shape. At this same time the Swiss Gothic ornamentation was removed from the exterior and vinyl siding was applied. Two interior features of this house that are common to several of the cottages is the presence of a straight staircase with a wood spindle bannister and the absence of closets throughout the entire structure.

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HISTORY OF 8 DICKINSON STREET

Built in 1873, 8 Dickinson Street is among the first of the Doughtsville Cottages built for Col. Walton Dwight. This house is a good example of the simplest cottage that was designed and built by Truman I. Lacey. All of the conveniences of water and gas were included in this structure but unlike some of the larger homes in Dwight Place, it had small rectangular rooms with no closet space, all storage space was in the form of chests, movable wardrobe cabinets and trunks.

This house was sold at cost shortly after it was constructed (from Binghamton City Directory) and was maintained as a single family home from that time of purchase to now. The reason the house was sold at cost was because Dwight wanted to provide a variety of houses that were affordable to the working class, it was his intent to "beautify his native city rather than enjoy a pecuniary reward."

PART II - ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural Character: This two story structure has been remodeled with a vinyl siding and all decorative trim was removed. The house was once an example of Swiss-Gothic architecture that was common to Dwightville "cottages" that was built in the early 1870's.
2. Condition of Fabric: This was completely remodeled on the exterior with olive green vinyl siding and white trim in 1980. The original siding was clapboard with white wood trim around all of the opening. The roof was replaced at the time of residing and has asphalt shingles in good condition. The brick chimney was plugged and put out of use in 1972. The interior has remained intact and is in fair condition.

B. Description of Exterior:

1. Overall Dimensions: The layout of this house is rectangular in shape. This house has a basement, first and second floor and an attic. There is a front porch having a width of twenty-three (23) feet, zero (0) inches and a width of five (5) feet, zero inches. The actual building face width is twenty-five (25) ft., four (4) inches and the overall width of the structure is twenty-nine (29) feet, nine (9) inches. The overall depth of the structure excluding the front and rear porch is twenty-eight (28) feet, zero (0) inches. The rear porch measures four (4) feet, six (6) inches in depth and twenty-nine (29) feet, nine (9) inches in width. The height of the building is approximately thirty-two (32) feet.
2. Foundation: Concrete, one (1) foot, six (6) inches thick.
3. Walls: Wood-frame with light members, sided with clapboard and painted gray with white trim. Vergeboards, cross-tie centerpiece and window decorations were removed at an unknown date.
4. Structural System: Wood-frame with light members, balloon construction.
5. Porch: Wood construction, decorated with original lattice-like porch base and modern railings. Steps were recently (1980) replaced as was the porch roof. The roof is supported by four (4) post in the same fashion that the original roof was.

6. Chimney: Brick, rectangular shaped and centrally located. The chimney was plugged and put out of use in 1972.
7. Openings: Refer to Drawings 1-4 for location and widths of various openings. All windows and doors are trimmed with three (3) inch wood molding that is painted white and has no detailing.
8. Roof: Gabled roof, two slopes having the same pitch. All decorative features were removed at an unknown date.

C. Description of the Interior

1. Floor Plans: Refer to Drawings 1-4 for room dimensions and original uses.
2. Stairways: There are three stairways in this building: basement, front entry and attic (refer to Drawings 1-4 for locations). The basement stairs are simple pine steps with a pine railing, the original stairs were removed at an unknown date. The main entry stairway is constructed from hardwood and has been painted several times, there is a spindle style bannister also layered with many coats of paint. The attic stairs are narrow hardwood steps with a thin pine railing, both maintain their natural color and show excessive wear.
3. Flooring: The basement floors are all concrete. The first and second floors have hardwood flooring in all rooms except the kitchen (linoleum) and the bathroom (modern tile, 1980). The attic also is floored with hardwood. All floors show signs of excessive wear.
4. Ceilings and Walls: All ceilings and walls in this house are hard-finished horse hair plaster that have been painted or wall papered.
5. Openings: (see Drawings 1-4 for locations & widths)
 - (a) Doorways and Doors: the typical doorway in this structure measured approximately seven (7) feet in height and was trimmed with 3-5 inch carved or layered molding. The door frames each have 2-1/2 inch carved medallion shapes in the upper corners.
 - (b) Windows: Sash-type windows measuring five (5) feet in height. All of the windows were put in twenty-one (21) inches above the floor level. The front windows have aluminum shutters.

6. Decorative Features and Trim: This house has no interior trim except around openings. The only notable feature is the main stairway with its hardwood spindle bannister and railings.
7. Hardward: Hardware used on the doors and windows include common window latches and door hinges. The front door has a decorative brass doorknob, key holes and door plates which will be removed. Other doors in the house had (all removed) glass doorknobs and plain door plates.
8. Mechanical Equipment:
 - (a) Heating: The original heating system was a coal burning furnace that distributed warm air throughout the house by way of air ducts on all levels of the structure except the attic. This system was later replaced by a gas burning furnace.
 - (b) Lighting: Designed with gas lighting on all floors and was later replaced with electricity.
 - (c) Plumbing: Had complete plumbing service from time of construction to present use, included: hot and cold running water, sewer and waste water hookups. Original pipes were galvanized steel pipe and later replaced by copper.

PART III - SOURCES OF INFORMATION

A. Original Architectural Drawings: None available.

B. Early Views:

1. Birds Eye View of Binghamton 1882 - provided building locations and early street configurations.

C. Interviews: None.

D. Bibliography:

1. Primary and Unpublished Sources:

- a. Broome County Historical Society. Dwightsville Historic File. Located at: Roberson Center for the Arts, Binghamton, N.Y.
- b. Foote, Keith G. Sanford O. Lacey. SUNY Binghamton, Department of Art History. 1980.
- c. Office of Developmental and Community Services. Dwightsville Historic File. Located in: City of Binghamton Planning Division, 4th Floor, City Hall, Binghamton, New York 13901

2. Secondary and Published Sources:

- a. Binghamton Daily Times. "Dwight Place". Binghamton Daily Times, March 9, 1974.
- b. Blumenson, John J.G. Identifying American Architecture. Nashville: American Association for State and Local History. 1973.

E. Site Inspection: This structure was visited by staff members and complete notes and measurements were taken at this time. February 3-5, 1986.

PART IV - PROJECT INFORMATION

This structure lies within the eastern end of the Clinton Street Redevelopment Project area and this 4.4 acre portion of the parcel will be used for a commercial plaza project. The following is a physical description of this project:

Project Name: Dwight Block Supermarket Project

Development Group: Nat C. Rose, Incorporated
Walter Rose, Developer

Project Location: Parcel at the eastern end of the Clinton Street Redevelopment Project Area, located near the northwestern intersection of Front Street and Clinton Streets. (see map on following page)

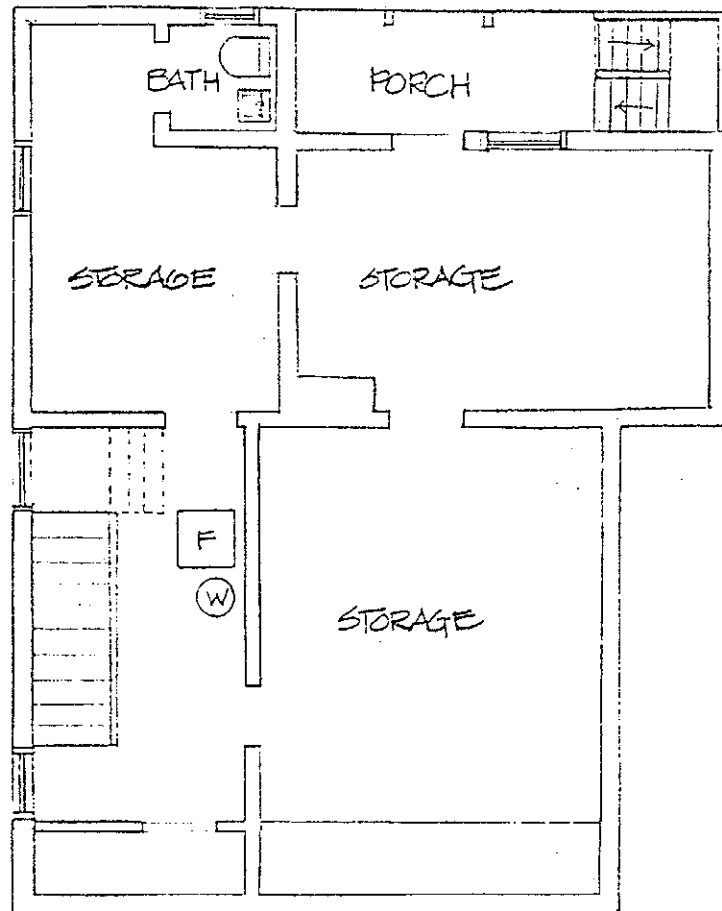
Business Type: Commercial Plaza to include:
Supermarket 35,000 sq. ft.
Drugstore 15,000 sq. ft.
Total 50,000 sq. ft.

Parking Spaces: 300 total spaces.

City Agency
Involved: Urban Renewal Agency (BURA)

Federal
Involvement: Community Development Block Grant (CDBG)
Federal Funds needed to acquire site and for residential and commercial relocation.

Prepared by: Laurie A. Kimball
Title: Planner
Affiliation: City of Binghamton
Development & Community Services
Planning Division
Date: June 25, 1986



BASEMENT PLAN

SCALE $\frac{1}{8}" = 1'-0"$

8 DICKINSON STREET

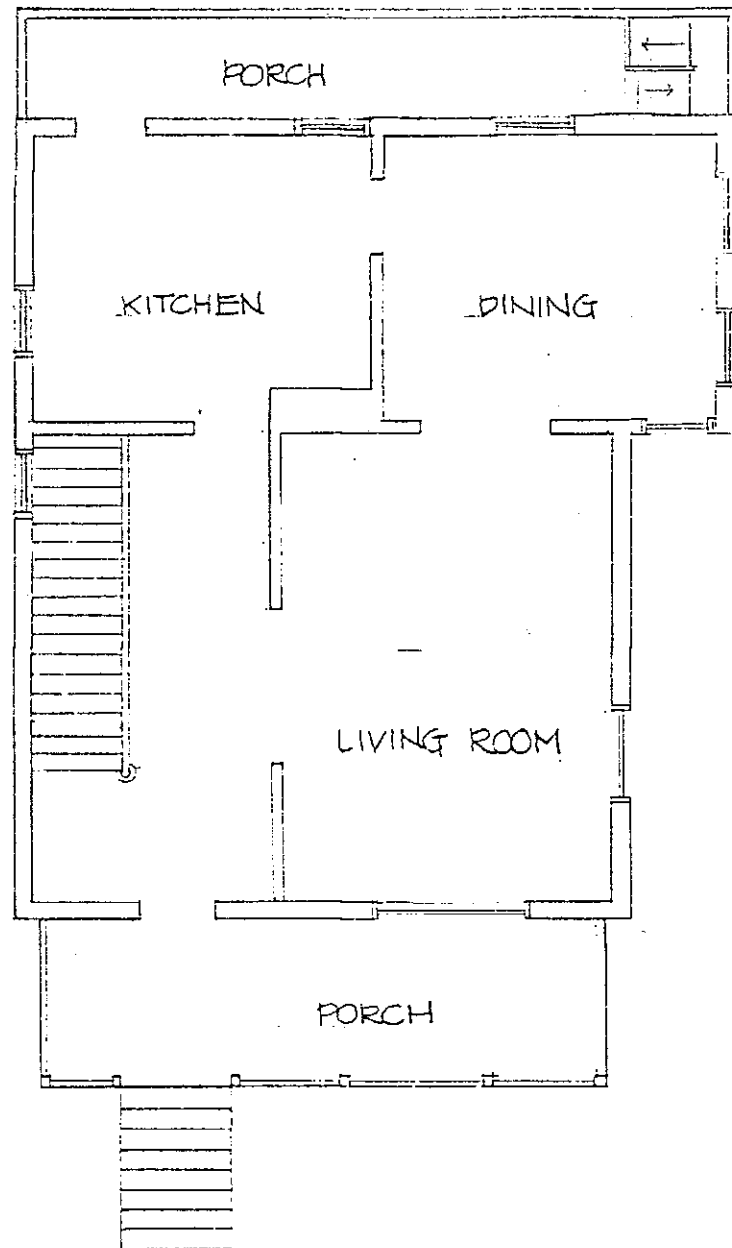
DRAWN BY: LAURIE KIMBALL
DATE: 6/26/86

DRAWING NO. 1 of 4

FIRST FLOOR PLAN

SCALE: $\frac{1}{8}" = 1'-0"$

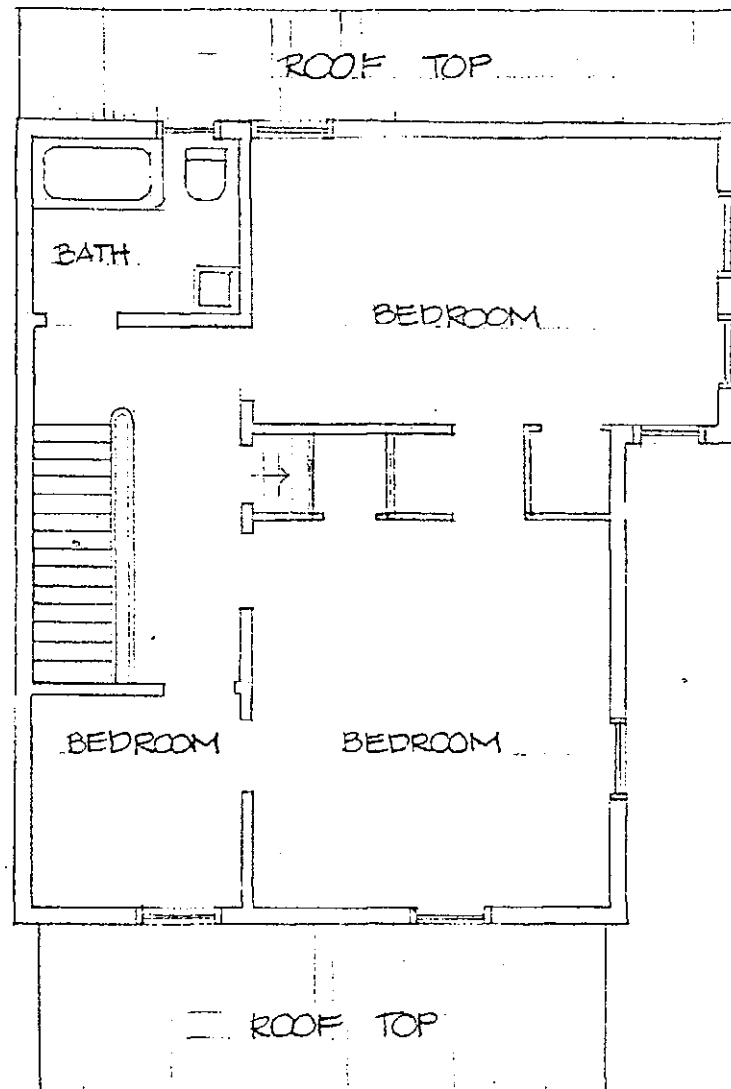
8 DICKINSON STREET



DRAWN BY: LAURIE KIMBALL
DATE: 6/16/86

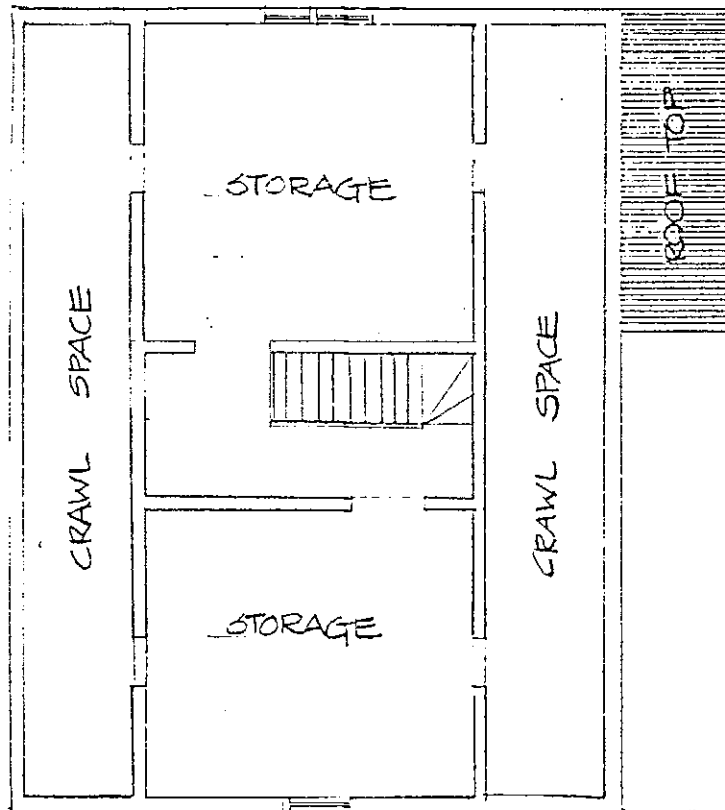
DRAWING No. 2 of 4

SECOND FLOOR PLAN
SCALE $\frac{1}{8}" = 1'-00"$
8 DICKINSON STREET



DRAWN BY LAURIE KIMBALL
DATE: 6/24/26

DRAWING NO. 3 of 4

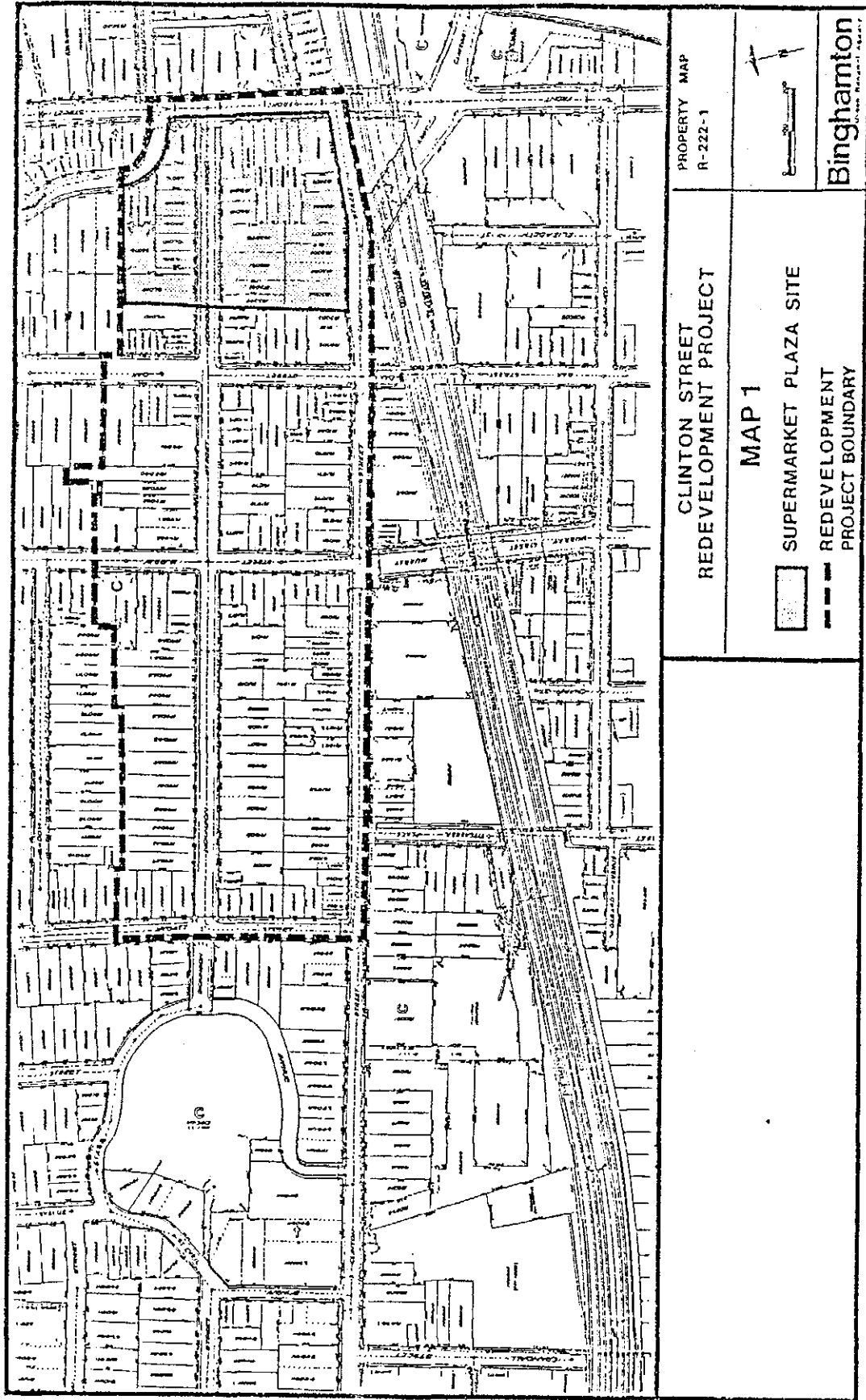


ATTIC PLAN
SCALE: $\frac{1}{8}" = 1'-00"$

8 DICKINSON STREET

DRAWN BY: LAURIE KIMBALL
DATE: 6/26/86

DRAWING NO. 4 OF 4

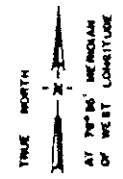


VALLEY STREET
PLAYGROUND

- SWAMP
- RETAINING WALL
- BUILDING
- RAILROAD
- POLE
- PARKING AREA
- POOL

COORDINATE GRID BASED ON NEW YORK STATE
PLANE COORDINATE SYSTEM, CENTRAL ZONE
MAPPING IS BASED ON THE TRANSVERSE
MERCATOR PROJECTION.

Location Plan 8 Dickinson St.



SHEET INDEX

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City of
BINGHAMTON
SCHOONIE COUNTY NEW YORK
PLANIMETRIC MAP